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IN THE UNITED STATES BANKRUPTCY COURT
FOR THE EASTERN DISTRICT COURT OF VIRGINIA
RICHMOND DIVISION

In Re:	§	Chapter 11
	§	
CIRCUIT CITY STORES, INC., et. al.	§	Case No. 08-35653-KRH
	§	(Jointly Administered)
Debtors	§	Objections Due: 12/17/08
	§	Hearing Date: 12/22/08 at 10:00 a.m.
	§	Re: Docket No. 413

**OBJECTION OF 1890 RANCH, LTD. TO PROPOSED CURE AMOUNT FOR
STORE NUMBER 4310**

1890 Ranch, Ltd. (“Landlord”), by and through its undersigned counsel, hereby objects to the cure amount proposed by the above-captioned debtors and debtors-in-possession for store no. 4310, which is located at 1890 Ranch Shopping Center in Cedar Park, Texas (“Premises”), and in support thereof, respectfully states as follows:

BACKGROUND

1. On November 10, 2008, the above-captioned debtors and debtors-in-possession (“Debtors”) filed voluntary petitions for relief under chapter 11 of title 11 of the United States Code.

2. Landlord is a party to a lease of non-residential real property with the Debtors ("Lease") with respect to the Premises.

3. The Debtors have identified the proposed cure amount for the Lease to be \$17,835.00 ("Proposed Cure Amount"), which is comprised of: (a) November stub rent in the amount of \$9,073.00; (b) November stub common area maintenance ("CAM") charges in the amount of \$1,296.00 (c) November stub TAX in the amount in the amount of \$1,296.00; (d) pre-petition CAM in the amount of \$3,084.00; (e) pre-petition real estate taxes in the amount of \$3,084.00. *The Debtors appear to have pro-rated the November rent through November 9, 2008.*

4. Landlord's books and records reflect that the Debtors owe Landlord the following amounts under the Lease: (a) November base rent in the amount of \$30,664.38; (b) November stub common area maintenance ("CAM") charges in the amount of \$4,380.63; and (c) November stub real estate taxes in the amount of \$4,380.63. Landlord credited Debtors \$12,351.00 for 2007 CAM reconciliation on October 21, 2008. Landlord is owed a pre-petition balance of \$27,074.64.

5. Landlord's books and records reflect the Debtors owe Landlord the following post-petition amounts under the Lease: (a) December base rent in the amount of \$30,664.38; (b) December stub common area maintenance ("CAM") charges in the amount of \$4,380.63; and (c) December stub real estate taxes in the amount of \$4,380.63.

6. Accordingly, as of the date of this Objection, Landlord's books and records show that the balance due under the Lease is \$66,500.28 through and including December 10, 2008. Landlord submits that \$66,500.28 is the correct cure amount that must be paid by Debtors in order to cure defaults under the Lease prior to any assumption

and assignment of the Lease. A copy of the Tenant Ledger is attached as Exhibit "1" and incorporated herein by reference as if fully copied and set forth at length.

7. Further, the Debtors must cure any additional defaults that may occur under the Lease between the date of this Objection and the date the Lease is actually assumed and assigned by the Debtors. Finally, the Debtors must be required to escrow and/or segregate sufficient funds from the proceeds of the assignment of the Lease to compensate Landlord for the Debtors' obligations under the Lease with respect to reconciliations of common area maintenance charges and/or real estate taxes when billed under the Lease or, in the alternative, any assignee of the Lease must be expressly liable to pay such amounts (in full and when due under the Lease) to Landlord.

WHEREFORE, Landlord respectfully requests that the Court set a cure amount with respect to the Lease that is consistent with the foregoing, and that grants Landlord such further and additional relief as the Court may deem just and proper.

Dated: December 11, 2008.

1890 RANCH, LTD.

By /s/ Paul S. Bliley, Jr.
Of Counsel

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Attorney for 1890 Ranch, Ltd.

CERTIFICATE OF SERVICE

I, the undersigned, hereby certify that on the 11th day of December, 2008, a copy of the Objection of 1890 Ranch, Ltd. to Proposed Cure Amount for Store Number 4310 were sent via the Electronic Case Filing (ECF) system, as appropriate, and by First Class Mail (postage prepaid) on the following attached Service List:

/s/ Paul S. Bliley, Jr.
Paul S. Bliley, Jr.

1693414v1

EXHIBIT

1

Tenant Ledger

Circuit City Stores, Inc., #4310
Attn: Belinda Eldridge
9950 Mayland Drive
Richmond, VA 23233

Date: 12/03/08
 Tenant Code: circii02
 Property: 1890ran
 Unit: G-100
 Status: Current
 Rent: 30,664.38
 Deposit: 0.00
 Move In Date: 10/19/07
 Move Out Date:
 Due Day: 1
 Tel# (O): (804) 486-6293
 Tel# (H):

Date	Description	Charges	Payments	Balance
	Balance Forward			0.00
10/19/07	Rent - prorated 10/19-10/31/2007	12,859.25		12,859.25
10/19/07	CAM - prorated 10/19-10/31/2007	1,837.04		14,696.29
10/19/07	Property Taxes - prorated 10/19-	1,837.04		16,533.33
11/01/07	Base Rent (11/2007)	30,664.38		47,197.71
11/01/07	Common Area Maintenance (11/2007)	4,380.63		51,578.34
11/01/07	Property Taxes (11/2007)	4,380.63		55,958.97
11/27/07	chk# 4446581 OCT-NOV 2007 Rent - S/P \$5881.23		38,070.00	17,888.97
11/29/07	chk# 4443029 OCT 2007 Rent - S/P \$4,525.59		12,007.74	5,881.23
12/01/07	Base Rent (12/2007)	30,664.38		36,545.61
12/01/07	Common Area Maintenance (12/2007)	4,380.63		40,926.24
12/01/07	Property Taxes (12/2007)	4,380.63		45,306.87
12/11/07	chk# 4451512 DEC 2007 Rent - O/P \$2601.46 - ap		42,027.10	3,279.77
12/27/07	chk# 4459806 JAN 2008 Rent		39,425.64	-36,145.87
01/01/08	Base Rent (01/2008)	30,664.38		-5,481.49
01/01/08	Common Area Maintenance (01/2008)	4,380.63		-1,100.86
01/01/08	Property Taxes (01/2008)	4,380.63		3,279.77
01/28/08	chk# 4475337 FEB 2008 Rent		39,425.64	-36,145.87
02/01/08	Base Rent (02/2008)	30,664.38		-5,481.49
02/01/08	Common Area Maintenance (02/2008)	4,380.63		-1,100.86
02/01/08	Property Taxes (02/2008)	4,380.63		3,279.77
02/19/08	chk# 4482866 NOV 2007 CAM - PD S/P \$3279.77		3,279.77	0.00
03/01/08	Base Rent (03/2008)	30,664.38		30,664.38
03/01/08	Common Area Maintenance (03/2008)	4,380.63		35,045.01
03/01/08	Property Taxes (03/2008)	4,380.63		39,425.64
03/05/08	chk# 4489708 MAR 2008 Rent		39,425.64	0.00
03/28/08	chk# 4497716 APR 2008 Rent		39,425.64	-39,425.64
04/01/08	Base Rent (04/2008)	30,664.38		-8,761.26
04/01/08	Common Area Maintenance (04/2008)	4,380.63		-4,380.63
04/01/08	Property Taxes (04/2008)	4,380.63		0.00
04/28/08	chk# 4510401 MAY 2008 Rent		39,425.64	-39,425.64
05/01/08	Base Rent (05/2008)	30,664.38		-8,761.26
05/01/08	Common Area Maintenance (05/2008)	4,380.63		-4,380.63
05/01/08	Property Taxes (05/2008)	4,380.63		0.00
05/27/08	chk# 4520223 JUN 2008 Rent		39,425.64	-39,425.64
06/01/08	Base Rent (06/2008)	30,664.38		-8,761.26

CONTINUED

Tenant Ledger

Circuit City Stores, Inc., #4310
Attn: Belinda Eldridge
9950 Mayland Drive
Richmond, VA 23233

Date: 12/03/08
Tenant Code: circit02
Property: 1890ran
Unit: G-100
Status: Current
Rent: 30,664.38
Deposit: 0.00
Move In Date: 10/19/07
Move Out Date:
Due Day: 1
Tel# (O): (804) 486-6293
Tel# (H):

Date	Description	Charges	Payments	Balance
	Balance Forward			-8,761.26
06/01/08	Common Area Maintenance (06/2008)	4,380.63		-4,380.63
06/01/08	Property Taxes (06/2008)	4,380.63		0.00
06/27/08	chk# 4530669 JUL 2008 Rent		39,425.64	-39,425.64
07/01/08	Base Rent (07/2008)	30,664.38		-8,761.26
07/01/08	Common Area Maintenance (07/2008)	4,380.63		-4,380.63
07/01/08	Property Taxes (07/2008)	4,380.63		0.00
07/28/08	chk# 4541736 AUG 2008 Rent		39,425.64	-39,425.64
08/01/08	Base Rent (08/2008)	30,664.38		-8,761.26
08/01/08	Common Area Maintenance (08/2008)	4,380.63		-4,380.63
08/01/08	Property Taxes (08/2008)	4,380.63		0.00
09/01/08	Base Rent (09/2008)	30,664.38		30,664.38
09/01/08	Common Area Maintenance (09/2008)	4,380.63		35,045.01
09/01/08	Property Taxes (09/2008)	4,380.63		39,425.64
09/08/08	chk# 4554980 SEP 2008 Rent		39,425.64	0.00
09/29/08	chk# 4562771 OCT 2008 Rent		39,425.64	-39,425.64
10/01/08	Base Rent (10/2008)	30,664.38		-8,761.26
10/01/08	Common Area Maintenance (10/2008)	4,380.63		-4,380.63
10/01/08	Property Taxes (10/2008)	4,380.63		0.00
10/21/08	2007 CAM Reconciliation	-12,351.00		-12,351.00
11/01/08	Base Rent (11/2008)	30,664.38		18,313.38
11/01/08	Common Area Maintenance (11/2008)	4,380.63		22,694.01
11/01/08	Property Taxes (11/2008)	4,380.63		27,074.64
12/01/08	Base Rent (12/2008)	30,664.38		57,739.02
12/01/08	Common Area Maintenance (12/2008)	4,380.63		62,119.65
12/01/08	Property Taxes (12/2008)	4,380.63		66,500.28

Current	30 Days	60 Days	90 Days	Amount Due
39,425.64	27,074.64	0.00	0.00	66,500.28

Circuit City Stores, Inc.
Rule 2002 List

Name	Notice Name	Address 1	Address 2	City	State	ZIP	Country	Phone	Fax	Email	Party/Function
Atkin Gump Strauss Hauer & Fied LLP	Jonathan L. Gold	1333 New Hampshire Ave NW		Washington	DC	20008		202-887-4000	202-887-4288	jgold@atkinump.com	Counsel for Goldsmith International, L.P.
Allen & Overy LLP	Mary A. House	1221 Avenue of the Americas		New York	NY	10020		212-810-6300	212-810-6359	ken.coleman@allenovery.com	Counsel for Alvarez & Marsal Canada ULC
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Canon USA Inc	Neil E. McCullagh Esq.									spiro@canonusa.com	Counsel for Tyson 3 LLC; The Ziegler Companies LLC
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Carroll & Carroll PLLC	Scott P. Carroll Esq.	831 E Morehead St Ste 440		Charlotte	NC	28202		704-332-5654	704-332-5654	lamoureux@carrollfields.com	Counsel for Tyson 3 LLC; The Ziegler Companies LLC
Chatham County Tax Commissioner	Daniel T. Powers	PO Box 8321		Savannah	GA	31412		912-652-7110	912-652-7101	lawcarroll@aol.com	Counsel for Tyson 3 LLC; The Ziegler Companies LLC
Christian & Barton LLP	Augustus C. Epps Jr Esq.	909 E Main St Ste 1200		Richmond	VA	23219		804-697-4104	804-697-4104	apowers@cbllaw.com	Counsel for Tyson 3 LLC; The Ziegler Companies LLC
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Name	Notice Name	Address 1	Address 2	City	State	ZIP	Country	Phone	Fax	Email	Party/Function
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Enterprise Asset Management Inc	Gay Ritchey Sr Credit Manager	521 Fifth Ave Ste 1804		New York	NY	10175		212-824-1151			Counsel for South Shields #1, Ltd.
Envision Peripherals Inc	Ervin Cohen & Jessup LLP	47490 Seabridge Dr 9401 Wilshire Blvd 8th Fl		Fremont	CA	94538		310-859-2325	310-859-2325	gav@epiplus.com mkoogan@ecjlaw.com	Envision Peripherals, Inc. Counsel for Dorian Distribution LLC
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Circuit City Stores, Inc.
Rule 2002 List

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